



FACT SHEET

RESIDENTIAL FIRE SPRINKLERS

Are all new houses required to have a fire sprinkler system?

No. New homes built after Jan. 24, 2015, that have a floor area of 4,500 square feet or more are required to have an automatic fire sprinkler system. The floor area includes all livable space, finished or unfinished, but does not include garages or decks.

Why are fire sprinklers necessary; aren't smoke detectors good enough?

Smoke detectors have proven to be critical in providing early warning to occupants of a home that a fire exists. However, only fire sprinklers can extinguish the fire, sometimes adding to the escape time, and nearly always prevent fire from destroying the home.

How much do fire sprinklers cost to install?

Costs can vary. The average cost to install an automatic sprinkler system in Minnesota has been \$1.51 a square foot since 1991. For a 4,500 square foot house, this would mean the average cost is about \$7,000. This equals 1 to 2 percent of the total cost of the new home.

Are sprinklers more expensive to install if the house has a well?

In many cases the available pressure from the well will properly supply the sprinkler system without incurring additional expense. In some cases, a storage tank and/or small booster pump may be necessary. It is estimated that if this is needed, the cost of installing a sprinkler system may increase by \$3,000.

Is there a concern with sprinkler heads leaking?

No. Sprinkler heads do not leak any more than other plumbing in your house. Sprinklers are under the same pressure as the plumbing system and are tested at 2-3 times higher pressure at installation. Fire-sprinkler heads will not flow water until a fire exposes them to high temperatures.

Are fire sprinklers going to look ugly in my home?

No. Residential sprinkler heads are designed to blend into a decorated home environment. They are typically painted, smaller in profile, and can be recessed or concealed from view.

Is there a discount available for homeowner's insurance when I have sprinklers?

Yes. Most insurance companies offer a discount for a properly installed fire sprinkler system.

Can a homeowner install a fire sprinkler system?

Yes. The homeowner can install a fire sprinkler system in their owner-occupied home.

What maintenance is required?

Residential fire sprinklers require no maintenance.

